

Proposed AMENDMENTS TO THE GROWTH POLICY

Deleted: (A-1) - By: Les Rutledge
01/31/07

Page #1: Add to bottom of page: "In order to plan for the management of growth in Ravalli County, including promoting sustainable growth, countywide zoning has been adopted. Countywide zoning is implemented in two documents, the Ravalli County Zoning Regulations and the Official Zoning Map. These documents follow statutory requirements and countywide goals set forth in the Growth Policy. In contrast to the Growth Policy, countywide zoning is a regulatory tool which will be used by county officials to determine where growth can best occur, the extent and kind of growth, and assist in developing long-range objectives."

Page #3: Insert after second paragraph: "The development of the countywide zoning documents considered current land use classifications, demographic elements, types of soils, agricultural distribution, wildlife habitats, and the lakes, rivers and streams and their riparian and floodplains areas."

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Page #8: Add to third bullet: "This is a primary aim of the countywide zoning documents."

Page #8: Insert after development rights: "countywide zoning"

Page #14: Fourth paragraph, replace the last sentence with: "Countywide zoning may have districts for more intense commercial and residential development where public and/or municipal water and sewer systems exist or where they should be developed."

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Page #18: Add to first paragraph: "Countywide zoning with Zoning Regulations and the Official Zoning Map are important tools to be used for planning and promote the goals of the Growth Policy."

Page #20: Add to end of first paragraph under 3.1.B: "Countywide zoning recognizes the need to preserve agricultural and open lands by creating agricultural districts which allowable only relatively low density residential development but also provide exception for the use of clustered developments as defined in county Subdivision Regulations."

Page #25: Add after last sentence in fifth bullet: "Compact development, as provided for in the high density commercial and residential districts, are permitted under Ravalli County zoning regulation."

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Page #33: add the following new paragraphs under 4.3B: "The Ravalli County Zoning Regulations and Zoning Map are planned to be adopted along with this current set of amendments to the Growth Policy. A history of the Growth Policy amended versions is provided inside the front cover of this document. This growth planning tool was devised by the Ravalli County Planning Department, Planning Board, and the citizens of Ravalli County. At all stages public participation was encouraged. Public hearings were held throughout the county and revisions to the drafts were discussed before official acceptance. Changes to the Growth Policy with this amendment have been incorporated throughout the Growth Policy document. As an implementation to the countywide Growth Policy goals, countywide zoning, as official policy, provides a means to regulate where and how commercial and residential development can occur. Procedures within the Zoning Regulations will help to conserve infrastructure, assist in achieving long-range planning goals, preserve agriculture and open lands, and assist developers in planning their proposals for new subdivisions. It is recognized that the zoning documents are subject to revision and change and will be revised as experience dictates. The citizens of Ravalli County have a responsibility to participate in long-range planning, especially in regards to sustainability of growth. Countywide zoning will be a dynamic process."

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Official Zoning Map and Regulations

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